

Green Pond Close, Walthamstow, London, E17

£295,000

Leasehold

FOR SALE

1 1 1

- Modern second floor purpose-built flat
- 1 Double bedroom
- Double glazing & Electric storage heating
- Ideal first time purchase or buy to let investment
- Blackhorse Road tube station: 0.7 mile
- Council tax band: C & EPC rating: C (78)
- Communal garden
- Unallocated resident parking
- Chain-free
- Internal: 414 sq ft (38 sq m)

A modern one bedroom flat on Green Pond Close, offered chain free.

The property has well-proportioned rooms (one of the advantages of purpose built flats), is stylishly presented throughout and has an abundance of natural light. The bedroom is a solid double with ample room for free standing storage. Both the family bathroom and fitted kitchen are sleek and modern, whilst the reception room has space to dine as well as relax.

The property has the added bonus of having a shared garden and comes with unallocated resident parking.

You'll be living in an area with plenty of shops, cafes, restaurants and pubs within walking distance, whilst the many tap rooms of the Walthamstow Beer Mile are also close by. There are lots of bus routes nearby and Blackhorse Road tube station is less than a 15 minute walk.

Higham Hill and the area leading down toward Blackhorse Road has a rich industrial heritage. It attracts lots of young families and new start-up businesses, particularly in the creative sector, making it one of the artistic centres of E17.

A lovely chain free home in a culturally rich area with good transport links. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal entrance leading into:

Communal Hallway

Staircase leading to second floor and flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to reception room, bedroom & bathroom.

Reception Room

14'0 x 10'1 (4.27m x 3.07m)

Open to:

Kitchen

10'8 x 6'11 (3.25m x 2.11m)

Open to reception room.

Bedroom

12'6 x 10'6 (3.81m x 3.20m)

Communal Garden

Unallocated Resident Parking

Additional Information:

Lease Term: From 17 May 2018 until 23 June 2179

Lease Remaining: 154 years remaining

Ground Rent: £0 - Peppercorn

Service Charge: £1,733 per annum

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: C

Notice:

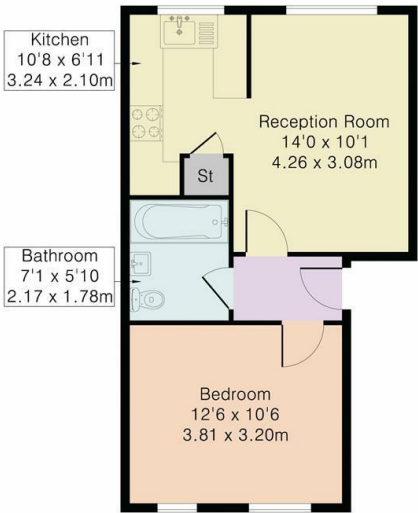
All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 414 sq ft - 38 sq m



Second Floor



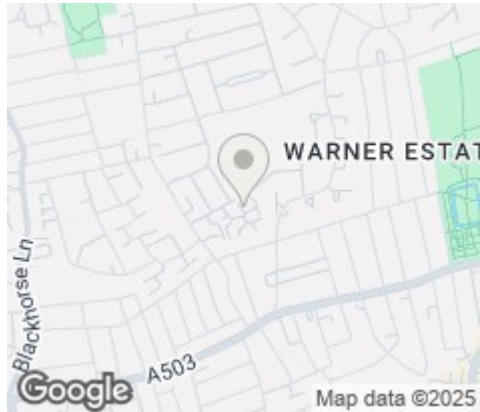
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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